



**ACTION AGENDA**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-8 – Lower Level - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, NOVEMBER 22, 2006, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Scott Hess, Acting Zoning Administrator

**STAFF MEMBERS:** Ron Santos, Andrew Gonzales, Jeanie Cutler

**MINUTES:** November 8, 2006

**APPROVED AS SUBMITTED**

**ORAL COMMUNICATION:** **NONE**

**SCHEDULED ITEMS:**

**1. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2006-033 (NISSAN SERVICE CENTER) (CONTINUED FROM THE NOVEMBER 1, 2006 MEETING WITH THE PUBLIC HEARING OPEN)**

**APPLICANT:** Ware Malcomb, c/o Lyle Hutson  
**REQUEST:** To permit construction of a one-story, 21,300 sq. ft. (approximately) vehicle parts and service facility, as an off-site accessory use to an automotive dealership.  
**LOCATION:** 17242 Beach Boulevard (east side of Beach Boulevard, north of Holland Drive)  
**PROJECT PLANNER:** Ron Santos  
**STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval

**APPROVED WITH SUGGESTED FINDINGS AND MODIFIED CONDITIONS**

**2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2006-036 (BACI DI ROMA RESTAURANT EXPANSION)**

**APPLICANT:** Michael C. Adams  
**REQUEST:** To permit the onsite sale and consumption of alcoholic beverages for the expansion of an existing restaurant unit located within three hundred feet (300') of a residential district.  
**LOCATION:** 5205 Warner Avenue (North side of Warner Ave., between Airport Cir. and Plaza Ln.)  
**PROJECT PLANNER:** Andrew Gonzales  
**STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval

**APPROVED WITH SUGGESTED FINDINGS AND MODIFIED CONDITIONS**

*Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.*